



**Connells**

Glen Road  
Oadby Leicester



## Property Description

Your local Connells Oadby team are proud to present to the market this superb, five bedroom semi-detached family home in the heart of Oadby, Leicestershire. The property offers an abundance of space for growing families, as well as its position within catchment areas to well-regarded local schools in addition to other local amenities. Accommodation comprises a porch to hall way, including cloakroom and multiple reception rooms, a large open plan kitchen diner with integrated appliances with views to the impressive rear garden, utility, study and an additional ground floor WC for guests, as well as access to the adjoined generously sized garage. To the first floor of this wonderful home, five good sized bedrooms are on offer in addition to a family shower room including vanity unit and ample storage. The entirety of the property is presented to a high standard throughout. Glen Road's exterior boasts an impressive rear garden with both patio, and lawn space ideal for entertaining guests and as a space for children to play..

## Entrance Porch

With single glazed door to front, single glazed window to front, further door through to:

## Entrance Hall

Staircase to the first floor landing, cupboard housing the meters, security alarm, coving, plaster decorative alcove.

## Reception Room/Snug

11' 6" x 4' 11" ( 3.51m x 1.50m )

Double glazed bay window to front elevation, with radiator and carpeted floor.

## Lounge

24' 3" x 10' 6" ( 7.39m x 3.20m )

Double glazed French doors overlooking substantial rear garden. Radiator and carpeted floor.

## Kitchen/Diner

15' 8" x 14' 8" ( 4.78m x 4.47m )

Integrated appliances comprising double oven, gas hob with extractor hood. Space for American fridge/freezer. Partly tiled walls with modern base units and work tops. Tiled flooring, radiator and French doors overlooking rear garden.

## Utility Room

6' 6" x 5' 9" ( 1.98m x 1.75m )

Plumbing for washing machine and drier in situ. Includes double glazed window.

## Study

10' 9" x 3' 3" ( 3.28m x 0.99m )

Double glazed window to side elevation. Access to ground floor cloakroom as well as integral garage.

## Cloakroom

To the rear of the study, the ground floor WC offers low level WC with double glazed window to the rear elevation.

## Bedroom 1 (Master)

12' 6" x 13' 5" ( 3.81m x 4.09m )

The largest of the four bedrooms of Glen Road offers a generous space. With double glazed window to the front elevation, multiple power outlets and radiator and is decorated in neutral colours.

## Bedroom 2

15' 8" x 15' 8" ( 4.78m x 4.78m )

The second bedroom offers a good size space with double glazed bay window to the front elevation, radiator and multiple power sockets.

## Bedroom 3

10' 8" x 9' 8" ( 3.25m x 2.95m )

The third bedroom is a good size, with double glazed window to the rear elevation, radiator and multiple power outlets.

## Bedroom 4

9' 4" x 9' 4" ( 2.84m x 2.84m )

Bedroom four is of a good size benefiting from part double glazed windows to the rear elevation with radiator.

## Bedroom 5

6' 7" x 7' 9" ( 2.01m x 2.36m )

Single glazed window to front, loft access hatch, radiator.

## Family Shower Room

Electric shower, low level WC and wash hand basin, double glazed window to the rear elevation.

## Front of the Property

To the front exterior of the property there is ample off road parking for multiple vehicles, in addition to access to the single garage.

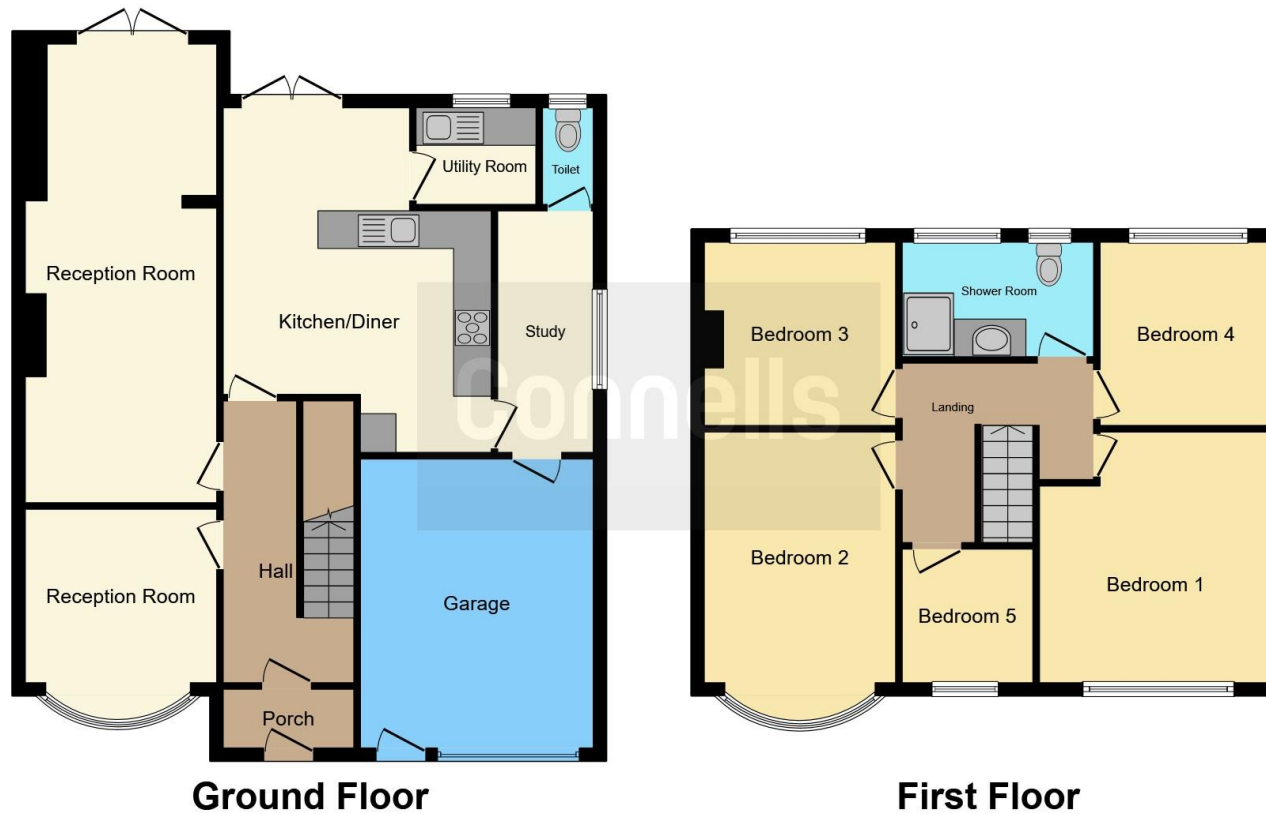
## Rear of the Property

To the front exterior of the property there is ample off road parking for multiple vehicles, in addition to access to the single garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/OBY310969](http://connells.co.uk/Property/OBY310969)**

**directions to this property:**

Proceed from the agent's Oadby branch along The Parade towards the A6. At the traffic lights turn right proceeding out of Oadby, passing Sainsbury's supermarket on the right hand side. At the roundabout turn right into the service road where the property can be identified clearly marked with the sole agents for sale board.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: OBY310969 - 0005